

094.0

0002

0009.0

Map

Block

Lot

1 of 1
CARD

ARLINGTON

Total Card / Total Parcel
56,300 / 56,300
56,300 / 56,300
56,300 / 56,300APPRaised:
USE VALUE:
ASSESSED:Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
0	LOT	EDMUND RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HALPERIN JEFFREY A/TRUSTEE	
Owner 2: BERKE HEIDI A/TRUSTEE	
Owner 3:	

Street 1: 48 EDMUND ROAD
Street 2: 48 EDMUND RD REALTY TRUST

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: N
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: MULVEY BRIAN D & ELLEN M -
Owner 2: -

Street 1: 159 FOREST ST
Twn/City: ARLINGTON
St/Prov: MA Cntry:
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 3,882 Sq. Ft. of land mainly classified as Undev. Land with a N/A Building built about 0, having primarily N/A Exterior and Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R1	SINGLE FA	100	water	
o			Sewer	
n			Electri	
Census:			Exempt	
Flood Haz:				
D			Topo	
s			Street	
t			Gas:	

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt % Spec J Fact Use Value Notes

132 Undev. Land	3882	Sq. Ft.	Site	0	70.	0.21	5		Unbuild	-85				56,328			56,300
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Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
132	3882.000			56,300	56,300		61293
							GIS Ref
							GIS Ref
							Insp Date
							02/01/00

PREVIOUS ASSESSMENT									Parcel ID	094.0-0002-0009.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	132	FV		0	3,882.	56,300	56,300	56,300	Year End Roll	12/18/2019	
2019	132	FV		0	3,882.	57,100	57,100	57,100	Year End Roll	1/3/2019	
2018	132	FV		0	3,882.	42,600	42,600	42,600	Year End Roll	12/20/2017	
2017	132	FV		0	3,882.	38,600	38,600	38,600	Year End Roll	1/3/2017	
2016	132	FV		0	3,882.	37,000	37,000	37,000	Year End	1/4/2016	
2015	132	FV		0	3,882.	31,400	31,400	31,400	Year End Roll	12/11/2014	
2014	132	FV		0	3,882.	29,800	29,800	29,800	Year End Roll	12/16/2013	
2013	132	FV		0	6,210.	32,000	32,000	32,000		12/13/2012	

SALES INFORMATION			TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
MULVEY BRIAN D	62580-368		9/4/2013	Abutter	18,000	No	No	
MULVEY BRIAN D	28028-501		12/30/1997	Family	245,000	No	No	
MULCAHY WENDY J	22543-237		10/27/1992	Convenience	99	No	No	A

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name	
2/1/2000										2/1/2000	Vacant Lot	197	PATRIOT	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH	
Type:		Full Bath:	Rating:	BK: 21061 PG: 578. Right of Way (2328 sqft) sold to 159 Forest St reducing this lot to 3882 sqft.			
Sty Ht:	0 - 1 St condo	A Bath:	Rating:				
(Liv) Units:	0	Total:	0				
Foundation:				3/4 Bath:	Rating:		
Frame:				A 3QBth:	Rating:		
Prime Wall:				1/2 Bath:	Rating:		
Sec Wall:			%	A HBth:	Rating:		
Roof Struct:				OthrFix:	Rating:		
Roof Cover:				RESIDENTIAL GRID			
Color:				1st Res Grid	Desc: Line 1	# Units:	
View / Desir:				Kits:	1	Average	
GENERAL INFORMATION		OTHER FEATURES		Level	FY LR DR D K FR RR BR FB HB L O		
Grade:				A Kits:	Rating:		
Year Blt:	0	Eff Yr Blt:		Frp:	Rating:		
Alt LUC:				WSFlue:	Rating:		
Jurisdict:				CONDOS INFORMATION			
Const Mod:				Location:			
Lump Sum Adj:				Total Units:			
INTERIOR INFORMATION		DEPRECIATION		Floor:			
Avg Ht/FL:	STD			% Own:			
Prim Int Wall:	6 - Average			Name:			
Sec Int Wall:			%	REMODELING			
Partition:	T - Typical			Phys Cond:	AV - Average	0.0	%
Prim Clergy:				Functional:			%
Sec Clergy:				Economic:			%
Ext Clergy:				Special:			%
Int Clergy:				Override:			%
RES BREAKDOWN		No Unit	RMS	BRS	FL		
				0	0		
Additions:							
Kitchen:							
Baths:							
Plumbing:							
Electric:							
Heating:		Totals					

INTERIOR INFORMATION

Avg Ht/FL:	STD	Phys Cond:	AV - Average
Prim Int Wall:	6 - Average	Functional:	
Sec Int Wall:		Economic:	
Partition:	T - Typical	Special:	
Prim Floors:		Override:	
Sec Floors:	/	Total:	

CALC SUMMARY

MOBILE HOME

Make: _____ Model: _____ Serial #: _____

SPEC FEATURES/YARD ITEMS

SKETCH

COMMENTS

BK: 21061 PG: 578. Right of Way (2328 sqft) sold to 159 Forest St reducing this lot to 3882 sqft.

FEATURES

Totals RM_s: 0 BR_s: 0 Baths: HB

REMODELING

REMODELING		COSTS BREAKDOWN		
		No Unit	RMS	BRS
Exterior:			0	0
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals		0		

BFS BREAKDOWN

SUB AREA

IMAGE

AssessPro Patriot Properties, Inc.